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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Dora M. McBrayer

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen thousand four hundred eighty one and 45/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Barbara Heidt Baucom, a widowed woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Dora M. McBrayer and John H. McBrayer

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Begin at the NE corner of the South 1/2 of South 1/2 of the NE 1/4 of NW 1/4 of Section 12, Township 18 South, Range 1 East; thence West along the North line of said South 1/2 of South 1/2 of the NE 1/4 of NW 1/4 352.50 feet, thence 91 degrees 32 minutes to the left South 132.50 feet thence 89 degrees 13 minutes to the left east 352.40 feet thence 90 degrees 47 minutes to the left North 127.88 feet to the point of beginning.

Inst # 1995-14270

06/01/1995-14270
02:42 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
J. D. MCD 16.00

\$11,281.45 is being paid from a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 1st

day of June, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

Barbara Heidt Baucom
Barbara Heidt Baucom (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Barbara Heidt Baucom

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 1st day of June, A. D., 19 95

John OR Dora McBrayer
2116 Hwy 50
Vandiver Al. 35176

Janet F. Patten
Notary Public.